



City of NORFOLK

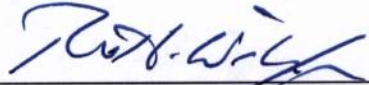
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

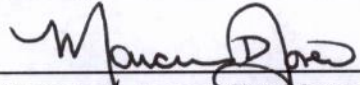
May 12, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Downtown Development Certificate – 450 Boush Street, LLC**

Reviewed: 
Ronald H. Williams, Jr., Deputy City
Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-5**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval** subject to the necessary waiver pertaining to use of ground floor.
- III. **Request:** Downtown Development Certificate
- IV. **Applicant:** Craig Burns
- V. **Description:**
 - This request would allow for a five-story residential building with 156 units.
 - The development would incorporate the existing two-story building located at 436 Boush Street into the new development and the building located at 123 West Charlotte Street would be demolished.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated April 23, 2015 with attachments
- Ordinance



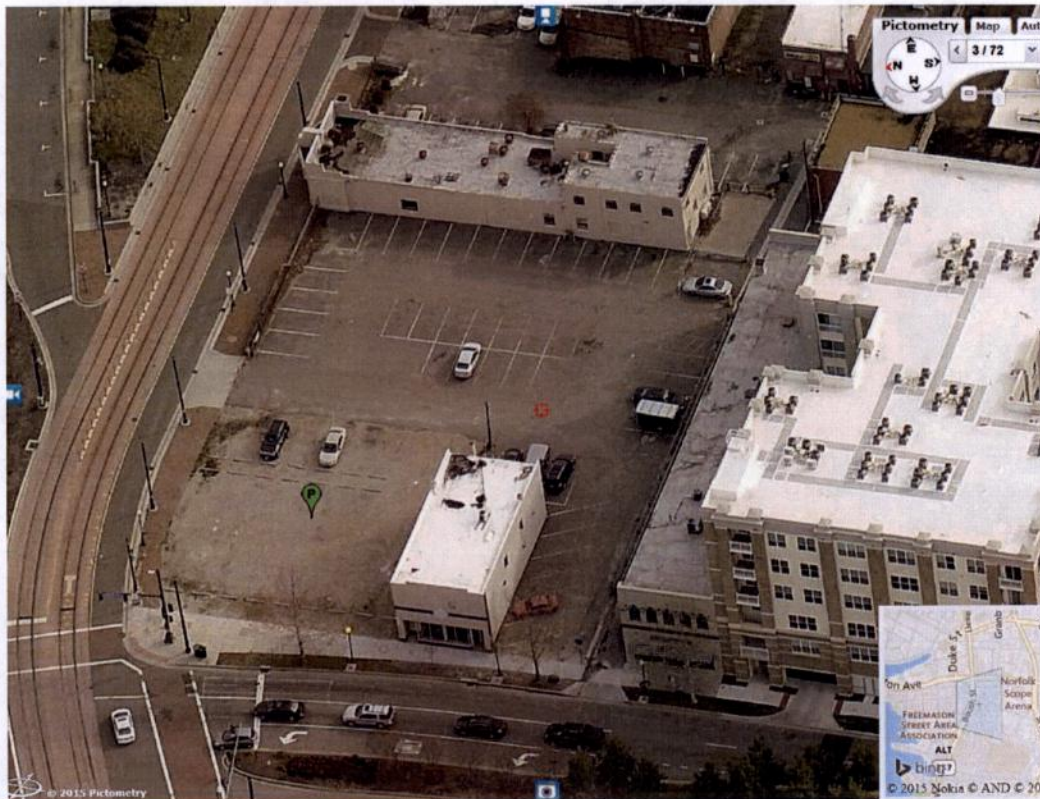
City of NORFOLK

Planning Commission Public Hearing: April 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM *1 March*

Staff: Susan Pollock Hart, CFM *SP*

Staff Report		Item No.:
Address	450 Boush Street	
Applicant	Craig Burns	
	Development Certificate	Downtown Development Certificate
Property Owner	450 Boush Street, LLC	
Site Characteristics	Site Area	31,539 sq. ft.
	Zoning	D-3 (Freemason/Granby Conservation and Mixed Use District) HO-D (Downtown Historic District)
	Neighborhood	Downtown
	Character District	Downtown
Surrounding Area	North	Utility switching station
	East	Mixed uses, retail sales and services
	South	Mixed Use
	West	Multi-family residential



A. Summary of Request

- This request would allow for a five-story residential building with 156 units.
- The development would incorporate the existing two-story building located 436 Boush Street into the new development and the building located and 123 West Charlotte Street would be demolished.

B. Plan Consistency

The proposed Downtown development certificate is consistent with *plaNorfolk2030*, which designates this site as Commercial.

C. Zoning Analysis

- The following criteria should be considered in making a recommendation:
 - 1) Use characteristics of the proposed development, including provision for ground-floor active uses and continuity along street fronts in various Downtown Districts and provision of residential uses in applicable Downtown Districts.
 - The Zoning Ordinance requires that 65% of the development along West Charlotte Street be developed with active uses.
 - The proposed elevation on West Charlotte Street consists of residential uses, entrance to the parking garage and parking.
 - This does not meet the ground floor use requirement and would require a waiver.
 - 2) Preservation of historic structures and districts; preservation of significant features of existing buildings are to be renovated; relation to nearby historic structures or districts including a need for height limits.
 - This site is located in the Downtown Historic District and the design of the proposed development was reviewed and approved by the Architectural Review Board.
 - The ARB approved the demolition of the existing building on West Charlotte Street and incorporation of the existing building Boush Street into the façade on the new development.
 - 3) Location and adequacy of off-street parking and loading provisions, including the desirability of bicycle parking.
 - The D-3 district does not require parking.
 - The applicant is providing a multi-story parking garage to accommodate parking for the tenants.
 - 4) Traffic generation characteristics of the proposed development in relation to street capacity.
 - The site is located in the Downtown area which encourages high density commercial and residential.
 - The site is near a Tide Light Rail Station.
 - 5) The provision of open space to meet the requirements of the district; the location, design landscaping and other significant characteristics of this public open space, and its relation to existing and planned public and private open space.

- Although there is no open space requirement, the applicant is proposing an interior courtyard located on the third floor.
 - The courtyard will contain a pool, seating and grilling equipment.
- 6) Pedestrian circulation within the proposed development and its relation to downtown public open space and pedestrian circulation patterns, particularly to plans for pedestrian connections via arcades, bridges or other provisions
- The proposed development provides access points to Boush Street, West Charlotte Street and Green's Court and Galt Court.
- 7) Architectural relationships, both formal and functional, of the proposed development to surrounding buildings, including building siting, massing, proportion, and scale.
- The development was approved by the Architectural Review Board.
- 8) Microclimate effects of proposed development, including effects on wind velocities, sun reflectance, and sun access to streets and/or existing buildings and/or public open space.
- There will be no negative microclimate impacts resulting from the proposed development.
- 9) Protection of significant views and view corridors.
- The proposed development will not impact any existing views or view corridors.

ii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

D. Payment of Taxes

The owner of the property is current on all real estate taxes.

E. Recommendation

Staff recommends that the Downtown Development Certificate request be **approved** subject to necessary waiver pertaining to required use of ground floor

Attachments:

Location map

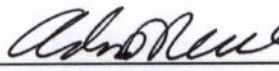
Zoning map

Development Certificate Application


Site plan

Proposed elevations for development certificate

Form and Correctness Approved

By 
Office of the City Attorney

Contents Approved:

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A DOWNTOWN DEVELOPMENT CERTIFICATE TO PERMIT THE RENOVATION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A NEW BUILDING ON PROPERTIES LOCATED AT 123 TO 133 WEST CHARLOTTE STREET AND 434 TO 460 BOUSH STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Downtown Development Certificate is hereby granted to permit the renovation of an existing building and the construction of a new building on properties located at 123 to 133 West Charlotte Street and 434 to 460 Boush Street. The properties to which the Certificate applies are more fully described as follows:

Properties located on the southeast corner of West Charlotte Street and Boush Street fronting 206 feet, more or less, along the southern line of West Charlotte Street and 158 feet, more or less, along the eastern line of Boush Street; premises numbered 123 to 133 West Charlotte Street and 434 to 460 Boush Street.

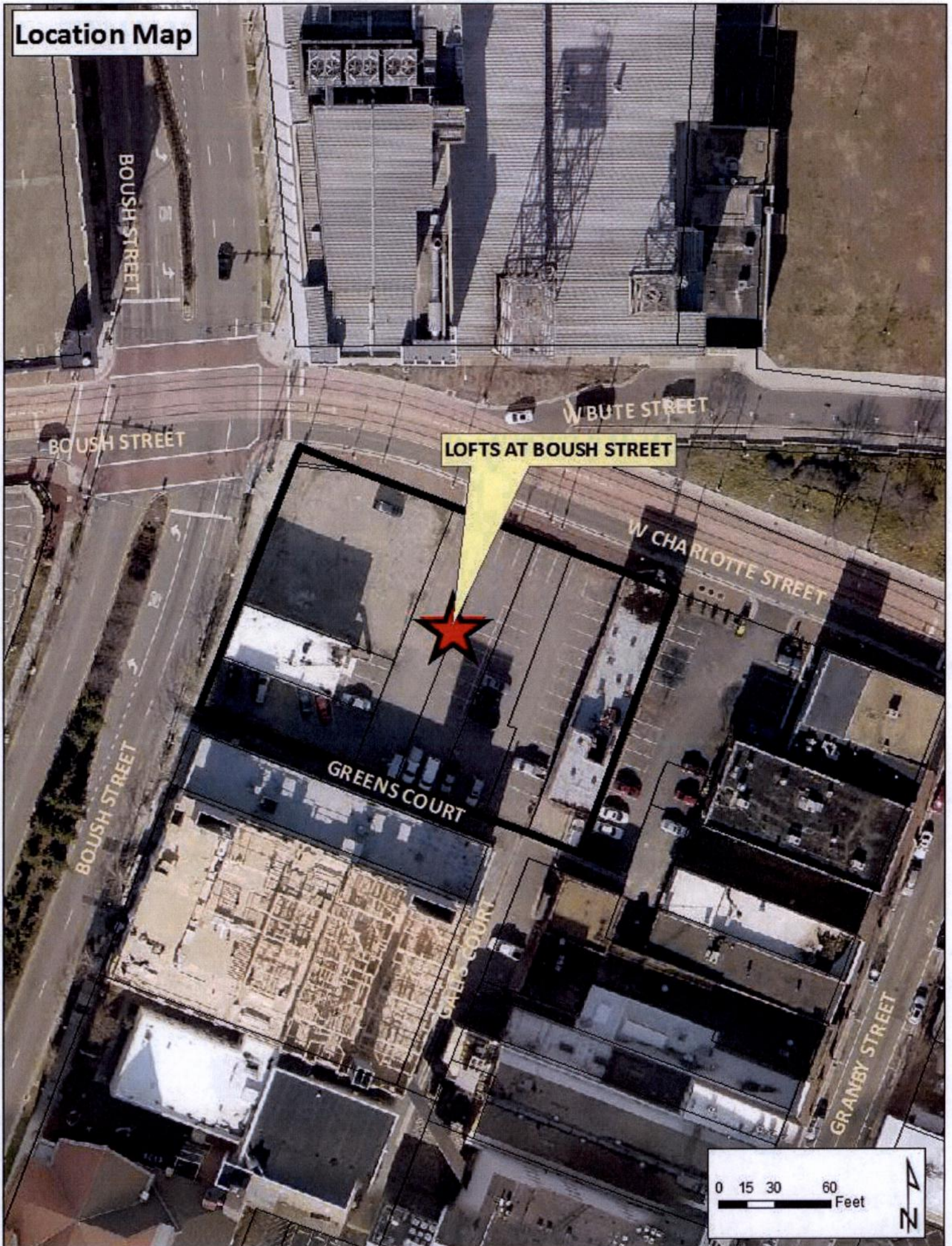
Section 2:- That the Council expressly finds that a waiver from the requirements of § 8-3.6 of the Zoning Ordinance of the City of Norfolk, 1992, (as amended) regarding required use of ground floor areas is appropriate because the application submitted, while not strictly in accord with certain general regulations, meets public purposes, is not contrary to planning principals contained in the adopted Downtown Norfolk Plan or general plan and provides public protection to an equivalent or greater degree, and because, in the particular circumstances of the case, strict application of this regulation is not necessary for the accomplishment of public purposes or the provision of public protection at this time or in the future; wherefore such waiver is hereby granted.

Section 3:- That the Downtown Development Certificate granted hereby shall be subject to the following condition:

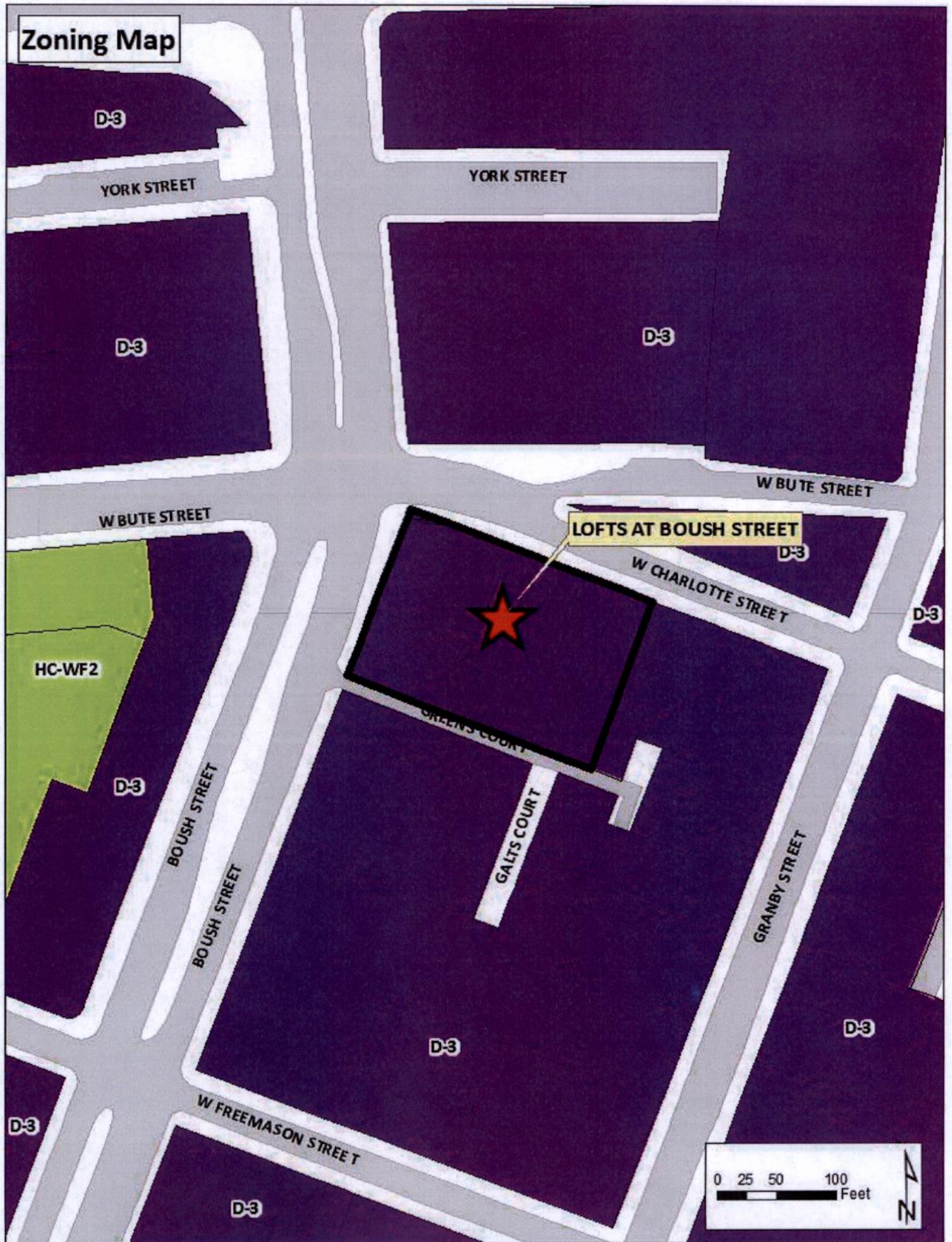
- (a) Any subsequent changes made to the project, as described in the staff report and as approved through the Downtown Development Certificate process, shall be reviewed as an amendment to the development certificate.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Location Map



Zoning Map



Downtown Development Certificate
Page 2

CIVIC LEAGUE INFORMATION

Civic League contact: KEVIN MURPHY

Date(s) contacted: _____

Ward/Super Ward Information: 2/6

CRITERIA FOR REVIEW

Please provide the following information:

- (a) Use characteristics of the proposed development, including provision for ground-floor active uses and continuity along street fronts in various Downtown Districts and provision of residential uses in applicable Downtown Districts

Mixed-use development consisting of 156 units including ground floor lofts as well as leasing offices + parking on the ground floor. These varied uses will ensure activity at all times of the day.

- (b) Preservation of historic structures and districts; preservation of significant features of existing buildings are to be renovated; relation to nearby historic structures or districts including a need for height limits.

The development works to preserve the character of the existing structure at 436 Beach St. and works to restore it to its original design by adding windows previously removed + remodeling with materials to match original construction.

- (c) Location and adequacy of off-street parking and loading provisions, including the desirability of bicycle parking.

Development contains parking on multiple levels which will be more than sufficient to serve the needs of the development. Additional parking can also be found in nearby surface lots + parking garages. Bike racks for

- (d) Traffic generation characteristics of the proposed development in relation to street capacity. ^{up to 30 b's also provided.}

Located within walking distance to downtown and light rail stations, significant increases in traffic load are not expected. The additional traffic should fall within the designed capacity of the existing streets.

- (e) The provision of open space to meet the requirements of the district; the location, design landscaping and other significant characteristics of this public open space, and its relation to existing and planned public and private open space.

As part of the development, a large landscaped courtyard consisting of a pool, seating areas, and grills will be included. New streetscaping will be added to Beach St. to complement the existing and nearby Flatiron Park.

- (f) Pedestrian circulation within the proposed development and its relation to downtown public open space and pedestrian circulation patterns, particularly to plans for pedestrian connections via arcades, bridges or other provisions

Circulation self-contained within development. with access points along both Boush + Bule Streets allowing for a quick, easy access to Flatiron Park + Granby St. to east and the light rail to west.

- (g) Architectural relationships, both formal and functional, of the proposed development to surrounding buildings, including building siting, massing, proportion, and scale.

Similar to adjacent bldgs, the development will be pulled out to the street to enhance the urban fabric. The overall height and massing matches that of the new development to the South along with the ATT.

- (h) Microclimate effects of proposed development, including effects on wind velocities, sun reflectance, and sun access to streets and/or existing buildings and/or public open space.

Wind patterns will be affected, however screened openings at the parking garage will allow air flow and limit tunnel effect at street level. Glare shouldn't be an issue with most glazing located on NE+NW sides.

- (i) Protection of significant views and view corridors.

Development not expected to diminish existing views. Instead will enhance views - particularly looking south down Boush Street from Brambleton Ave. with Development's corner feature + light box at top.

REQUIRED ATTACHMENTS

- Check for **\$5** made payable to Treasurer, City of Norfolk,
- **If waivers are requested**, additional analysis will be needed; which will require an additional fee of **\$100**.
- Description and details of proposal.
- Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Location and dimensions of onsite signage
 - Please provide the names and addresses of all professional consultants advising the applicant in the proposed development

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: CRAIG BURNS Sign: [Signature] 13/25/15
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant or Authorized Agent Signature) (Date)

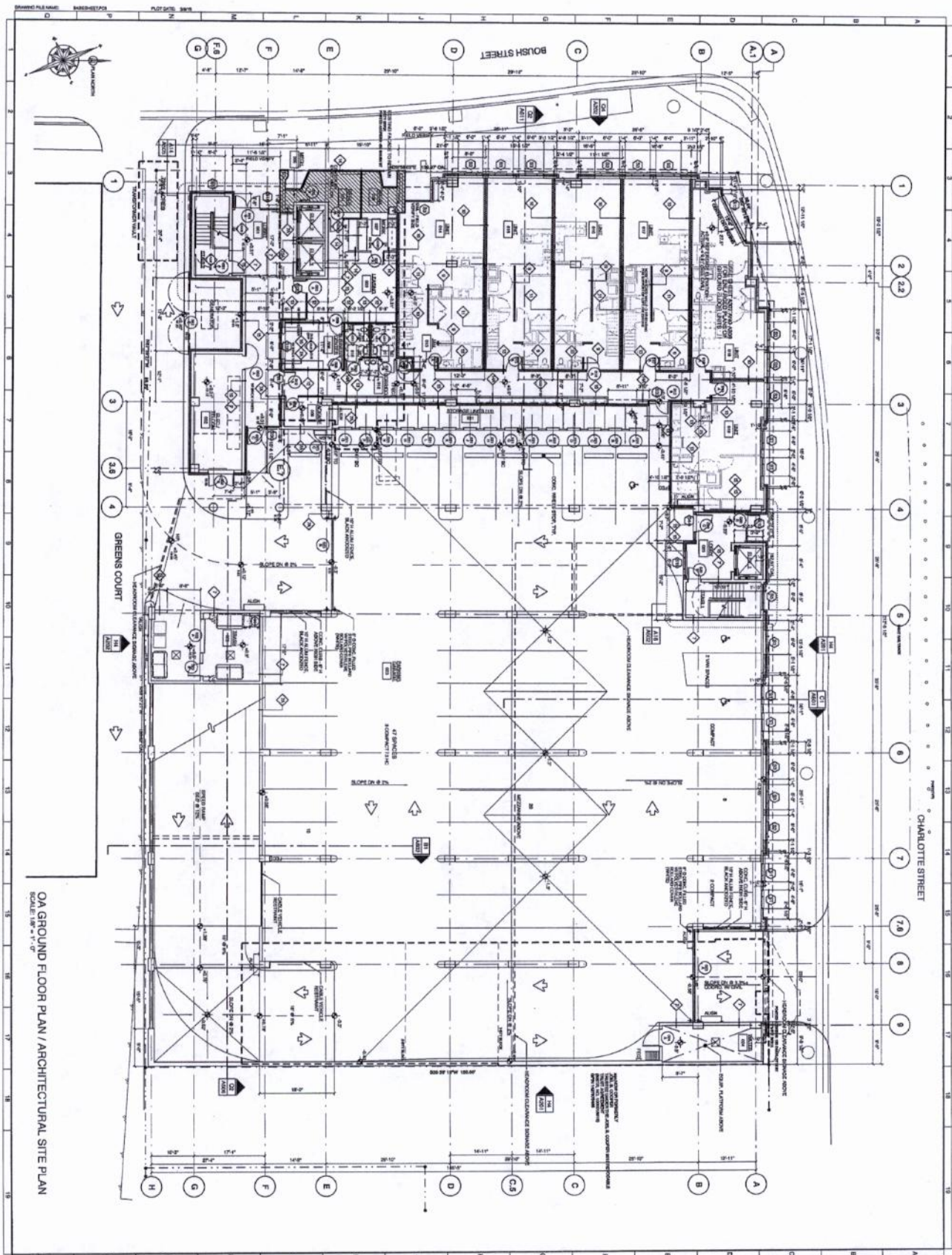
DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)



OA GROUND FLOOR PLAN / ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

A100

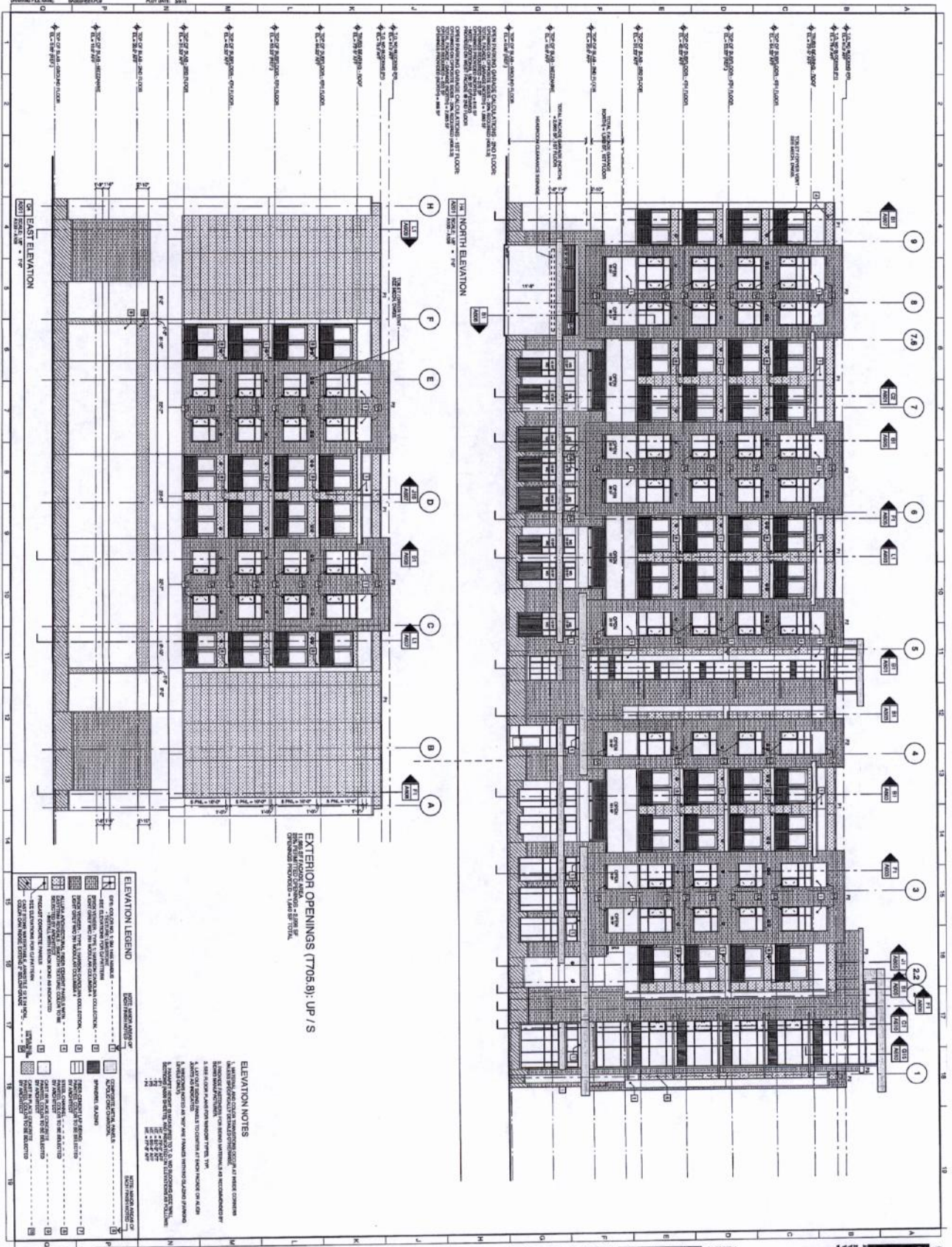
MIXED-USE DEVELOPMENT
THE LOFTS AT BOUSH STREET
450 BOUSH LLC
 450 BOUSH STREET
 NORFOLK, VIRGINIA

OA GROUND FLOOR /
ARCH. SITE PLAN

DATE	10/18/18
BY	STAFF
CHECKED	JDM

PROJECT NO. 21828.01
 DATE 03/05/18
 SCALE 1/8" = 1'-0"
 DRAWN STAFF
 CHECKED JDM

Co. Kiewit &
Company, PC





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Project No.	211424.01
Date	03.26.18
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NO.	REVISION	DATE
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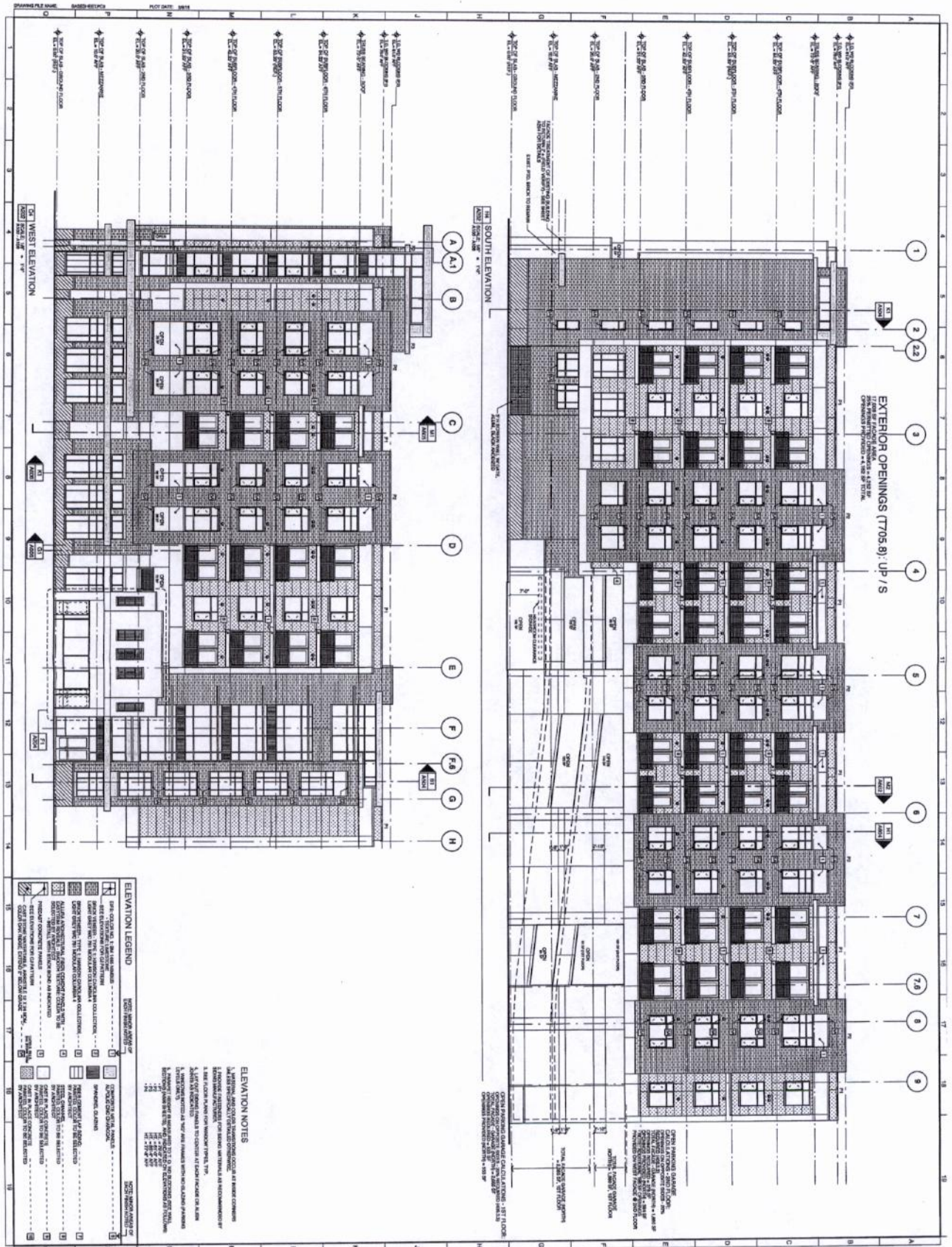
ELEVATIONS

DATE

MIXED-USE DEVELOPMENT
THE LOFTS AT BOUSH STREET
450 BOUSH STREET
 NORFOLK, VIRGINIA

A202

CONSTRUCTION





City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

May 12, 2015

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Subject: **Downtown Development Certificate – 450 Boush Street, LLC**

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Ronald H. Williams, Jr.,
Deputy City Manager

Ward/Superward: 2/6

Approved: _____
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